



**768 New Brighton Drive SE
Calgary, Alberta**

MLS # A2323636



\$665,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating: Central, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to 768 New Brighton Drive SE, a home that truly has it all! From the moment you step inside, you'll appreciate the quality finishes throughout, including granite countertops, high-end appliances, central air conditioning, and so much more. The bright, open-concept main floor is designed for both everyday living and entertaining, featuring a spacious layout, a large island with a breakfast bar, a dining area, large windows that flood the home with natural light, and a cozy gas fireplace as the focal point of the living area. Upstairs, you'll find a generous bonus room, perfect for family movie nights, a playroom, or a home office. The upper level also offers three spacious bedrooms, including a large primary retreat with a luxurious 4-piece ensuite and ample closet space. Outside, the beautifully landscaped backyard is the perfect place to relax and unwind, featuring a lovely deck and garden area ideal for summer barbecues and outdoor gatherings. Located in the sought-after community of New Brighton, you'll enjoy access to parks, the community center, pathways, schools, shopping, restaurants, and all the fantastic amenities this family-friendly neighbourhood has to offer.